085.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,700 / 754,700
					USE VALUE:	754,700 / 754,700
					ASSESSED:	754,700 / 754,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEBER JANICE A / TRUSTEE
Owner 2:	CRESCENT HILL AVE REALTY TRUST
Owner 3:	
Street 1:	29 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEBER JANICE A -
Owner 2:	-
Street 1:	29 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 2156 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	324,200		430,500	754,700
Total Card	0.149	324,200		430,500	754,700
Total Parcel	0.149	324,200		430,500	754,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.05 | /Parcel: 350.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 54096

GIS Ref

GIS Ref

Insp Date 08/30/18

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,200	0	6,500.	430,500	754,700	754,700	Year End Roll	12/18/2019
2019	101	FV	256,500	0	6,500.	424,300	680,800	680,800	Year End Roll	1/3/2019
2018	101	FV	258,200	0	6,500.	326,000	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	258,200	0	6,500.	307,500	565,700	565,700	Year End Roll	1/3/2017
2016	101	FV	258,200	0	6,500.	282,900	541,100	541,100	Year End	1/4/2016
2015	101	FV	244,000	0	6,500.	264,500	508,500	508,500	Year End Roll	12/11/2014
2014	101	FV	244,000	0	6,500.	243,500	487,500	487,500	Year End Roll	12/16/2013
2013	101	FV	244,000	0	6,500.	243,500	487,500	487,500		12/13/2012

!6980!

PRINT

Date	Time
12/10/20	21:40:14

LAST REV

Date	Time
11/21/19	17:02:16

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6980

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBER JANICE A,	73476-56	1	10/17/2019	Convenience	1	No	No		
	12240-457		7/7/1972		17,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2015	757	Re-Roof	10,980		6/18/2015			Strip and re-roof.
4/13/2006	266	Alterati	14,000			G7	GR FY07	MOVE STAIRS & ENCL
11/2/2002	926	Porch	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
3/4/2009	Measured	372	PATRIOT
4/28/2000	Inspected	201	PATRIOT
1/24/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	6									430,498						430,500	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,498 | Spl Credit | Total: 430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26224494
Const Adj.:	0.99980003
Adj $ / SQ:	164.059
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440428
Depreciation:	116273
Depreciated Total:	324155

COMMENTS

NC=KITCHEN GUTTED DUE TO FIRE WORK IN PROGRESS RECHECK 6/00.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB			

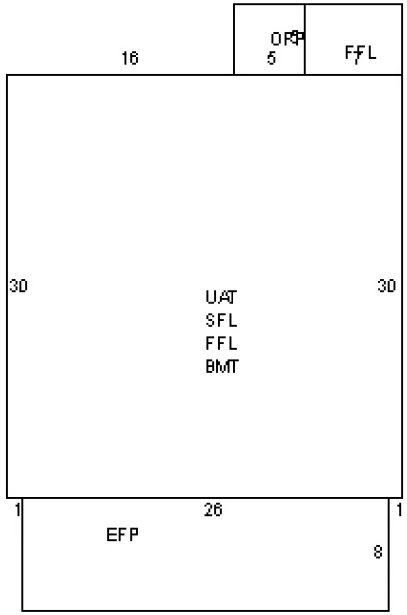
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.06
Special Features:	0	Val/Su Net:	108.14
Final Total:	324200	Val/Su SzAd	189.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	875	164.060	143,552
BMT	Basement	840	55.520	46,635
SFL	Second Floor	840	164.060	137,810
UAT	Upper Attic	210	90.230	18,949
EFP	Enclos Porch	208	40.310	8,384
OFP	Open Porch	25	43.990	1,100

Net Sketched Area:	2,998			Total:	356,430
Size Ad	1715	Gross Are	3628	FinArea	2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	